

**55 VICTORIA PARK, KIRKCUDBRIGHT, DG6 4EN**

**Offers Over £140,000**



55 Victoria Park is a bright and spacious semi-detached property located in a sought-after residential area a short, level walk from Kirkcudbright town centre. With well-proportioned accommodation, off road parking and easily maintained garden 55 Victoria Park would be ideal for a first-time buyer, a buy-to-let investor or for those looking to downsize.

The picturesque Artists Town of Kirkcudbright, offers a vibrant cultural life, as well as a wide range of amenities including a health centre, cottage hospital, primary and secondary schooling, swimming pool and marina. The surrounding area is one of natural beauty and is popular with outdoor enthusiasts for walking, bird watching and fishing. The Galloway Forrest Park (the UK's first Dark Sky Park) and the stunning landscapes of the Solway coastline are also within easy reach. Kirkcudbright is situated 6 miles from the A75 Euro-route which gives easy access to the neighbouring towns of Castle Douglas and Dumfries to the East and excellent links to the M74 and M6 motorways and Glasgow (2 hours), Edinburgh (2.5 hours) and Prestwick Airport (1.5 hours).

## **Accommodation Comprises:**

- Living room
- Brand new kitchen
- Two bedrooms
- Bathroom
- Garden
- Council Tax Band - B
- EPC Rating - D (62)

### **Hallway**

Door leads in from the front. Stairs to first floor; shelved under stair cupboard with window out to rear; ceiling light.

### **Living Room**

3.95m x 3.95m (12'10 x 12'10)

Large room with window to front; shelved alcove with cupboard below; ceiling light; radiator.

### **Kitchen**

2.60m x 3.05m (8'5 x 10'0)

Brand new range of floor and wall units with complementing work surface; sink and drainer; electric cooker point; window to rear; ceiling light; newly installed laminated flooring.

### **Shower Room**

2.45m x 1.70m (8'0 x 5'6)

Recently upgraded shower room comprising WC, wash hand basin and large shower cubicle with integral shower. Respatex wall covering; vinyl flooring; wall mounted mirror above basin; window to rear; radiator; ceiling light.

### **First Floor Landing**

Window on half landing; large walk-in airing cupboard with window to front; ceiling light.

### **Bedroom 1**

4.30m x 3.40m (14'1 x 11'2)

Window to front; radiator; ceiling light.

### **Bedroom 2**

4.30m x 3.10m (14'1 x 10'2)

Window to rear; cupboard housing boiler; radiator; ceiling light.

### **Outside**

The front and rear gardens are laid to gravel for ease of maintenance; paved driveway; wooden garden shed. Integral storage shed at the rear of the property.

Services: Mains electricity, gas, water and drainage.

Postcode: DG6 4EN

Entry: By negotiation

Viewing: By appointment through **Cavers & Co**

Home Report: Available from [onesurvey.org](https://onesurvey.org)

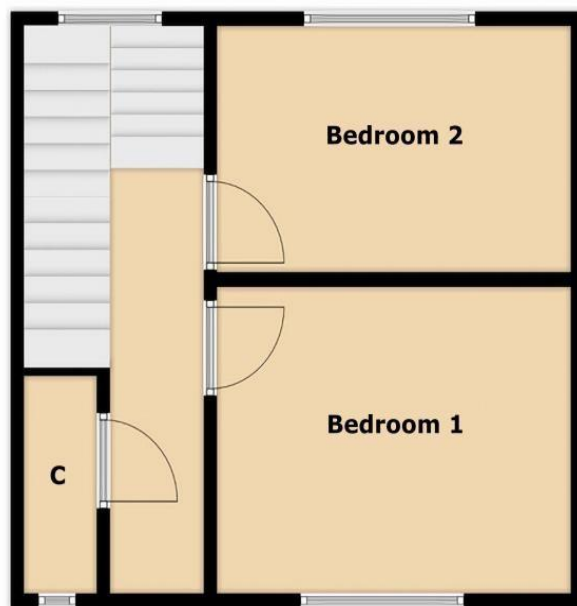
### **OFFERS:-**

Offers in the Scottish legal form should be lodged with the selling agents' Kirkcudbright office. Interested parties are strongly recommended to register their interest with the selling agents as a closing date for offers may be fixed.

### **NOTE:-**

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of the contract.





\*For illustrative purposes only











